

# TOWNSHIP OF WASHINGTON, WARREN COUNTY

## WORKSHOP MEETING

March 6, 2008

The Work Shop Meeting of the Township Committee was held this date at the Municipal/Police Building located on Little Philadelphia Road. The meeting was called to order at 7:05 p.m. by Mayor David Dempski.

SUNSHINE LAW COMPLIANCE - The Mayor noted that this meeting was being held in compliance with the Open Public Meetings Law of 1975 in as much as a notice had been published in the Star Gazette and transmitted to the Express Times and posted at the municipal building.

ROLL CALL: Dempski, present; Elbassiouny, present; Horensky, present; Mueller, present; Strunk, present. Mary Ann O'Neil, Township Clerk and Peter de Boer, Public Works Manager were also present.

### AUCTIONEER BID

The Mayor opened the only bid submitted for auctioneer to auction off two municipal properties, which was done by the Fair and Open Ordinance. The bid had been received from Max Spann and was complete. This would be for two properties in the Township. There is no payment from the Township for this firm's services, it is in the form of a 10% buyer's premium. It would be paid for by the buyer and not the seller. Elbassiouny made a motion to approve Max Spann as auctioneer for Township Properties, Strunk seconded.

ROLL CALL: Elbassiouny, yes; Strunk, yes; Horensky, yes; Mueller, yes; Dempski, yes

Elbassiouny asked about the time frame for the auction. Max Spann Jr. was present and said it would take about six weeks to get this ready for auction. The Mayor said the auction must be on a Wednesday, due to the publication used by the Township.

The Mayor advised that the auction that was held on Wednesday was not successful. None of the buyers that had been diligently courting the Township were able to put a proposal together in time for the actual bid.

### RESOLUTION

Strunk made a motion to approve Resolution 08-49, Resolution to Amend the 2008 Temporary Budget to reflect the additional down payment for following ordinance, and Resolution 08-50 - Resolution Providing for a Temporary Capital Budget be held until after discussion on the Bond Ordinance. Mueller seconded. Horensky asked that Resolution 08-50 - Resolution Providing for a Temporary Capital Budget be held until after discussion on the Bond Ordinance. Strunk amended his motion that only Resolution 08-49 be approved, Mueller seconded.

ROLL CALL: Strunk, yes; Mueller, yes; Elbassiouny, yes; Horensky, yes; Dempski, yes

There was discussion on Resolution 08-50 prior to introduction to bond. Mueller made a motion to approve Resolution 08-50 Resolution Providing for a Temporary Capital Budget, Dempski seconded.

ROLL CALL: Mueller, yes; Dempski, yes; Elbassiouny, yes; Horensky, yes; Strunk, no.

Public Hearing and Second Reading will be Thursday, April 3, 2008 at the Work Shop Meeting.

### ORDINANCE

Dempski made a motion to approve Bond Ordinance 08-06 to Appropriate an Additional Sum of \$576,000 for Various Building Improvements in, by and for the Township of Washington, in the County of Warren, New Jersey to make a Down Payment to Authorize the Issuance of Bonds to Finance such Additional Appropriation and to provide for the Issuance of Bond Anticipation Notes in Anticipation of the Issuance of such bonds, Mueller seconded. The Mayor said this bond ordinance is actually amending Ordinance 2007-06, which was adopted on March 20, 2007.

Mueller asked, if this bond was approved, does the Committee still approve expenditures from it and Mayor said yes. Horensky said he wants assurance that this will be the last bond needed and this bond is enough to finish building. If it is not, he will not vote on it. Elbassiouny agreed, he will not vote on bond unless they know this is enough to finish it. The Mayor said he is trying to find a common ground for everybody. Strunk said that nobody can issue an assurance that this will be the last bond. de Boer said that he would not go as far as to say he could guarantee this number, but one benefit in going through the process last year, they know a lot more now than they did a year ago. Also, with the zero deducts they are putting back into the project and contingency costs, they are presently half way through the project. Horensky said he wanted to restate his position and go on record as saying that he will not vote for another bond for building. So, if it ever comes up again, they are already down one vote.

de Boer said, after the April 3, 2008 meeting, he will be bringing to this meeting some avenue for him to spend

money, change orders up to a certain dollar amount, pending availability of funds. He realized he has to wait the 20 days after approval to do this. Horensky said, after second reading and approval is the time to discuss the request for change orders and then the Committee can make a determination that they have taken all the steps, set the ball in motion and pending availability of funds, the authorization is ready to go. de Boer said he knows that change orders have to be reviewed by the architect and agreed upon, which they are doing right now. Sometimes, the architect does not agree with this. They met for several hours today to discuss change orders. In reality, some of them have to be done, there are structural issues, seismic requirements, etc.

ROLL CALL: Dempski, yes; Mueller, yes; Horensky, yes; Strunk, no; Elbassiouny, yes.  
Public Hearing and second reading will be April 3, 2008 at the Work Shop Meeting.

#### RESOLUTIONS

Horensky made a motion to approve Resolution 08-51 through 08-53 and 08-55 through 08-56, Mueller seconded. Horensky questioned 08-52 and Mayor stated it should read, that on all accounts, in the absence of the Mayor, the Deputy Mayor is authorized to sign checks and in the absence of the Deputy Mayor, a Township Committee Person is authorized to sign checks and in the absence of the Certified Finance Officer, the Municipal Clerk is authorized to sign checks. (Resolution 08-52 was amended to read as stated)

ROLL CALL: Horensky, yes; Mueller, yes; Elbassiouny, yes; Strunk, yes; Dempski, yes.

08-51 Resolution Authorizing the CFO to pay Health Benefit Bills, Utility Bills & to Pay Employees

08-52 Resolution Authorizing the Signatures on Township Checks

08-55 Resolution Opposing the Failure of the Governor's Proposed State Budget for the 2008-2009 Fiscal Year to treat Property Tax Relief as Our Priority

08-56 Resolution of the Township of Washington, County of Warren, State of New Jersey, Appointing Carolyn Quinn as the Township COAH Coordinator

Elbassiouny made a motion to approve Resolution 08-54 - Resolution to Apply for a Feasibility Study Grant, Horensky seconded. There was discussion as to whether if the Township does not do it, would it affect others in receiving the PARIS grant and it would do so. It would have to be divided differently between those using it.

ROLL CALL: Elbassiouny, yes; Horensky, yes; Mueller, yes; Strunk, yes; Dempski, yes.

#### OTHER

de Boer and Committee picked out the carpet color and EFIS color. The carpet is based on availability of funds.

The Mayor said it would be a good idea to delegate de Boer, if a bidder wishes to come to the property to do inspections or soil samples, that facilitate any property inspections. Horensky made a motion to approve Pete de Boer as Clerk of the Works to handle any requests to inspect the two properties going up for auction, Elbassiouny seconded. All were in favor. de Boer said, on the Asbury Anderson Road, he already has a road opening permit for that property. de Boer was told to have this included in the bidding package.

The Mayor was to get in touch with Washington Borough to see if the new building could be hooked up to the Borough Sewage.

Horensky made a motion to approve on change orders, that de Boer and approval by either the Mayor or Elbassiouny be authorized to approve change orders up to \$10,000, but anything over \$10,000 must be approved by the Committee, Mueller seconded.

ROLL CALL: Horensky, yes; Mueller, yes; Elbassiouny, yes; Strunk, yes; Dempski, yes.

#### PAYMENT OF BILLS

Mueller made a motion to approve the payment of bills, for those each one signed, Strunk seconded.

ROLL CALL: Mueller, yes; Strunk, yes; Elbassiouny, abstain; Horensky, abstain; Dempski, yes.

There being nothing further to come before the Committee, Strunk made a motion to adjourn at 9:30 p.m., Horensky seconded. All were in favor.

Respectfully submitted,

Mary Ann O'Neil RMC/CMC/MMC  
Township Clerk